

138.0

0003

0009.A

Map

Block

Lot

1 of 1

CARD

ARLINGTON

Total Card / Total Parcel

66,800 /

66,800

66,800 /

66,800

66,800 /

66,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	HILLSDALE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WREN CHRISTOPHER R &	
Owner 2: WREN DONNA K	
Owner 3:	

Street 1: 75 HILLSDALE ROAD
Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N
Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LONG DENISE A/TRUSTEE -
Owner 2: OLIMAS REALTY TRUST -

Street 1: 55 VENNER RD

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02476

NARRATIVE DESCRIPTION

This Parcel contains .057 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		2500	Sq. Ft.	Site			0	90.	0.30	10			Unbuild	-85					66,825						66,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	2500.000			66,800	66,800		416327
							GIS Ref
							GIS Ref
							Insp Date

Total Card 0.057 66,800 66,800
Total Parcel 0.057 66,800 66,800
Source: Market Adj Cost Total Value per SQ unit /Card: N/A /Parcel: N/A
Entered Lot Size Total Land: Land Unit Type:



USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	22:05:43
LAST REV Date	Time
01/07/16	17:47:25
mmcmakin	
16196	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	132	FV		0	2,500.	66,800	66,800		Year end	12/23/2021
2021	132	FV		0	2,500.	66,800	66,800		Year End Roll	12/10/2020
2020	132	FV		0	2,500.	66,800	66,800	66,800	Year End Roll	12/18/2019
2019	132	FV		0	2,500.	70,500	70,500	70,500	Year End Roll	1/3/2019
2018	132	FV		0	2,500.	52,000	52,000	52,000	Year End Roll	12/20/2017
2017	132	FV		0	2,500.	49,700	49,700	49,700	Year End Roll	1/3/2017
2016	132	FV		0	2,500.	46,000	46,000	46,000	Year End	1/4/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LONG DENISE A.	63854-411		7/1/2014	Abutter	25,000	No	No		VENNER SUBDIVISION 504 OF 2014

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/4/2015									5/4/2015	Info Fm DEED	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH																															
Type:		Full Bath:	Rating:	55 VENNER SUBDIVISION PLAN 504 of 2014.																																	
Sty Ht:		A Bath:	Rating:																																		
(Liv) Units:	Total: 0	3/4 Bath:	Rating:																																		
Foundation:		A 3QBth:	Rating:																																		
Frame:		1/2 Bath:	Rating:																																		
Prime Wall:		A HBth:	Rating:																																		
Sec Wall:	%	OthrFix:	Rating:																																		
Roof Struct:		RESIDENTIAL GRID																																			
Roof Cover:		Kits:	Rating:	1st Res Grid	Desc:	# Units																															
Color:		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																					
View / Desir:		Frpl:	Rating:	Other																																	
GENERAL INFORMATION		WSFlue:	Rating:	Upper																																	
Grade:	CONDO INFORMATION													Lvl 2																							
Year Blt:	Eff Yr Blt:	Location:														Lvl 1																					
Alt LUC:	Alt %:	Total Units:														Lower																					
Jurisdict:	Fact:	Floor:														Totals	RMs:	BRs:	Baths:	HB																	
Const Mod:														REMODELING		RES BREAKDOWN																					
Lump Sum Adj:														Exterior:	No Unit				RMS	BRS	FL																
INTERIOR INFORMATION															Interior:																						
Avg Ht/FL:														Additions:																							
Prim Int Wal														Kitchen:																							
Sec Int Wall:	%														Baths:																						
Partition:														Plumbing:																							
														Electric:																							
														Heating:																							
																Totals																					
DEPRECIATION																																					
Phys Cond:			0.0	%																																	
Functional:				%																																	
Economic:				%																																	
Special:				%																																	
Override:				%																																	

INTERIOR INFORMATION

DEPRECIATION

Phys Cond:	0.0	%	Kitchen:
Functional:		%	Baths:
Economic:		%	Plumbing:
Special:		%	Electric:
Override:		%	Heating:
	Total:	0	General:

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

SUB AREA

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:

del:

Serial #

10 of 10

Color: